

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19									
Property offered for sale										
Address Including suburb or locality andpostcode		155 Kingfisher Drive, Lal Lal Vic 3352								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$295,000		000	& \$315,000							
Median sale price										
Median price	X		House		Unit	Jnit Sub		urb or locality	Lal Lal	
Period - From	- From		to			Source	REI	REIV		
Comparable property sales (*Delete A or B below as applicable)										
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property							Price	Date of sale		
1 610 Mount Doran Rd LAL LAL 3352								\$315,000	09/06/2017	
2 375 Clarendon Lal Lal Rd LAL LAL 3352								\$307,000	19/12/2016	
3 250 Claren	3 250 Clarendon Lal Lal Rd LAL LAL 3352								20/10/2016	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

*When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

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> Indicative Selling Price \$295,000 - \$315,000



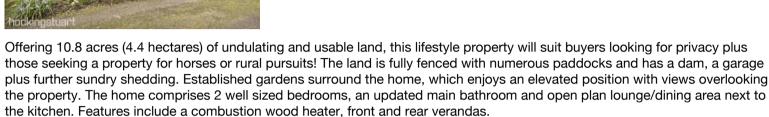


Rooms: 1

Property Type: House (Previously

Occupied - Detached) Land Size: 44000 sqm approx

Agent Comments



Comparable Properties



610 Mount Doran Rd LAL LAL 3352 (REI)

Price: \$315,000 Method: Private Sale Date: 09/06/2017

Rooms: -

Property Type: House

Land Size: 38800 sqm approx

Agent Comments

Agent Comments



375 Clarendon Lal Lal Rd LAL LAL 3352

(REI/VG)

= 3





Price: \$307,000 Method: Private Sale Date: 19/12/2016

Rooms: 4

Property Type: House

Land Size: 12141 sqm approx

Agent Comments



250 Clarendon Lal Lal Rd LAL LAL 3352

(REI/VG)

— 2





Price: \$300,000 Method: Private Sale Date: 20/10/2016

Rooms: 3

Property Type: House (Res) Land Size: 20234 sqm approx

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